AN APOLOGY FOR THE BUILDER: OR A DISCOURSE SHEWING THE Cause and Effects OF THE INCREASE OF Building.

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AN

APOLOGY

FOR THE

BUILDER.

TO write of Architecture and its ſeveral parts, of *Situation*, *Platforms* of Building, and the quality of *Materials*, with their *Dimenſions* and *Ornaments*: To diſcourſe of the ſeveral Orders of Columns, of the *Tuſcan*, *Dorick*, *Ionick*, *Corinthian*, and *compoſit*, with the proper inrichments of their Capitals, *Freete* and *Corniſh*, were to tranſcribe a Folio from *Vitruvius* and others; and but miſpend the Readers and Writers time, ſince we live in an Age and Country, where all the Arts belonging to Architecture are ſo well known and practiſed: And yet at the ſame *time* and *place* to write an Apology for the Artiſt may ſeem a greater trifling. In a time when ſince the *Grecian* Greatneſs their Arts were

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never better performed. In a place where Buildings are generally so well finish'd, that almost every House is a little Book of Architecture; and as the ancient Artists made *Athens* and the rest of their Cities famous by their Buildings, and still preserve the memory of the places by the ruins of their excellent Arts: so the Artists of this Age have already made the City of *London* the Metropolis of *Europe*, and if it be compared for the number of good Houses, for its many and large Piazzas, for its richness of Inhabitants, it must be allowed the largest, best built, and richest City in the world. But such is the misfortune of Greatness to be envied. The Citizens, nay the whole Nation is astonished at the flourishing condition of this Metropolis, to see every year a new Town added to the old one; and like men affrighted are troubled with misapprehensions, and easily imposed on by the false suggestions of those that envy her Grandeur, and are angry with the Builders for making her so great.

The Citizens are afraid that the Building of new Houses will lessen the Rent and Trade of the old ones, and fancy the Inhabitants will remove on a sudden like Rats that they say run away from old Houses before they tumble.

The Country Gentleman is troubled at the new Buildings for fear they should draw away their Inhabitants, and depopulate the Country, and they

they want Tenants for their Land. And both agree that the increase of Building is prejudicial to the Government, and use for Argument a *simile* from those that have the Rickets, fansying the City to be the Head of the Nation, and that it will grow too big for the Body.

This is the Charge that is laid on the Builders: Therefore the design of this Discourse is to answer these aspersions, to remove these fears and false conceptions, by confuting these Popular Errors, and shewing that the Builder ought to be encouraged in all Nations as the chief promoter of their Welfare.

This is done by shewing the *Cause* of the increase of Building, and the *Effects*; as they relate to the *City*, to the *Country*, and to the *Government*.

Of the Cause.

THE Cause of the Increase of Building is from the *natural increase of Mankind*, that there is more born than die. From the first blessing of the Creation, *Increase and multiply*, joined to the good Government of a Gracious King.

There are three things that man by nature is under a necessity to take care of, to provide *food* for himself, *Clothes* and a *House*. For the *first*, all the rest of

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of Creation as well as man is under that neceſſity to take care of: For life cannot be maintained without *food*.

The *ſecond* belongs only to man, and it is a queſtion by ſome, whether it is required of him by nature, or cuſtom, becauſe in ſome Countries (and thoſe cold) men go naked.

But as to the *laſt*, it is moſt certain, that Man is forced to build by nature, as all thoſe Creatures are, whoſe young are born ſo weak (like the offſpring of Mankind), that they require ſome time for ſtrength after their birth, to follow their Parents, or feed themſelves. Thus the Rabbit, the Fox and Lion make themſelves Burrows, Kennels, and Dens to bring forth, and ſhelter their young, but the Mare, Cow, Sheep, &c. bring forth in the open field, becauſe their young are able to follow them as ſoon as folded.

So that the natural cauſe of Building a Houſe is to provide a ſhelter for their young; and if we examine man in his Natural condition without Arts, his Tenement differs little from the reſt of Nature's Herd: The Fox's Kennel though not ſo large, being a leſſer creature, may yet for its contrivance in its ſeveral apartments be compared with any of his Cottages: Earthen walls, and covering are the manner of both their Buildings, and the Furniture of both their Houſes alike: Now as the Rabbits

Rabbits increaſe, new Burrows are made, and the Boundaries of the Warren are enlarged: ſo it is with Man, as he increaſeth, new Houſes are built, and his Town made bigger.

When Mankind is civilized, inſtructed with Arts, and under good Government, every man doth not dreſs his own *meat*, make his own *Clothes*, nor *build his own Houſe*. He enjoys property of Land and Goods, which he or his Anceſtors by their Arts and induſtry gained. Theſe Poſſeſſions make the difference among men of rich and poor. The rich are fed, clothed, and houſed by the labour of other men, but the poor by their own, and the Goods made by this labour are the rents of the rich mens Land (for to be well fed, well clothed, and well lodged, without labour either of body or mind, is the true definition of a rich man.)

Now as men differ in Eſtates, ſo they differ in their manner of living. The rich have variety of Diſhes, ſeveral ſuits of Clothes, and larger Houſes; and as their riches increaſe, ſo doth their wants, as Sir *William Temple* hath obſerved, men are better diſtinguiſhed by what they want, than by what they injoy. And the chief buſineſs of Trade is the making and ſelling all ſorts of Commodities to ſupply their occaſions. For there are more hands imployed to provide things neceſſary to make up the ſeveral diſtinctions of men. Things that promote the

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the eaſe, pleaſure and pomp of life, than to ſupply the firſt natural neceſſities from hunger, cold, and a houſe only to ſhelter their young. Now the Trader takes care from time to time, to provide a ſufficient quantity of all ſorts of Goods for mans occaſions, which he finds out by the Market: That is, By the quick ſelling of the Commodities, that are made ready to be ſold. And as there are Butchers, Brewers and Cooks, Drapers, Mercers and Taylors, and a hundred more, that furniſh him with food and clothes; ſo there are Bricklayers, Carpenters, Plaiſterers, and many more Traders, that build houſes for him, and they make houſes of the firſt, ſecond, and third rate of building in proportion to the increaſe of the ſeveral degrees of men, which they find out by the Market, that is by letting of Houſes already built: ſo that if it were throughly believed, that Mankind doth naturally increaſe; this miracle of the great increaſe of Houſes would ceaſe, it is therefore neceſſary to ſhew that man doth naturally increaſe.

This may be ſufficiently proved by Sacred Hiſtory, That the World was firſt peopled by the increaſe from *Adam* and *Eve*, and after the deluge repeopled by *Noah* and his Sons *Shem*, *Ham*, and *Japhet*. That the *Jews* began from the ſingle ſtock of *Abraham* by *Iſaac*, and ſo from *Jacob*; and when *Moſes* numbred them, which was not long diſtance of

of time (being computed to be about Two hundred and ſixty years from *Jacob*) they were above Six hundred thouſand fighting men, reckoning only from Twenty years old and upward, beſides Women and Children. And when numbred by *David*, which was about four hundred and fifty years after, they were grown a very great Nation, being Thirteen hundred thouſand fighting men of *Judah* and *Iſrael*.

But the late Lord Chief Juſtice *Hales* in his Diſcourſe on this ſubject was not contented to relye wholly on Arguments from Authority of of Holy Writ, and therefore takes other Topicks to confirm the relation of *Moſes* concerning the beginning of the world, and the peopleing of it by a natural increaſe.

I. *From the novity of Hiſtory*, That no Authentick Hiſtory is older than four thouſand years, and none ſo old as *Moſes* of the Beginning of the World.

II. *From the Chronological Account of Times.* That the *Aſſyrian*, *Egyptian*, and *Grecian* Accounts are to be found out in what year of the World they began.

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III. *From the beginning of the ancient Kingdoms*, That *Rome* was built by *Romulus* in the Seventh *Olympiad*, the *Assyrian* Monarchy began by *Cyrus* in 55 *Olympiad*, and the *Grecian* by *Alexander* in 111.

IV. *From the first invention of Arts*, That the times of the first invention of Husbandry and making of Wine are as well known, as the later Inventions of Gun-powder and Printing.

V. *From the beginning of Religions*, That the time of the Inauguration of the Heathen Deities are known; As when that *Jupiter*, *Bacchus*, *Ceres* and *Æsculapius*, and the rest of them were but men of great renown, and for their *Good Deeds* after their death worshipped; As well as when *Moses*, our *Saviour*, and *Mahomet* were born.

VI. *From the Decays* of *Humane Nature*; but how far that may be true, I leave to further inquiry.

VII. *From the beginning of the Patres familias*, or the first Planters of the Continents and Islands of the World; that *Helen* gave denomination to the *Grecians* called *Helleniſta*, *Pelasigus*,

sigus to the *Pelasgi*, *Latinus* to the *Latins*, and the place called *Latium*, *Italus* to the *Italians*, and *Italy* is as much to be believed, as that the *English* gave name to *New England* in *America*, and the Names of the Towns there, *London* and *New York*.

VIII. *From the gradual increase of Mankind*; That considering the time of his first Procreation, which is agreed to be about 15 or 16 years, to the time he gives over, which is about sixty: It cannot be otherwise believed but that in the space of five and forty years he must produce a numerous off-spring: And it is no wonder amongst us; For a person to live to see some hundreds descended from his loyns.

Afterwards he comes to a particular Observation of the Increase of *England* by comparing the present State of it with the Survey set down in the Doomsday-Book, and makes an Instance in *Glouceſter-Shire*, by which it appeareth, that the Inhabitants of that County since that time are greatly increased. And last of all he argueth the Increase of *London* from the *Bills of Mortality*.

These are the Arguments of the late Lord Chief Justice *Hales*, to prove that Mankind naturally increaseth, of which he discourseth at

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large in his Book of the *Origination of Mankind*, and therein answereth all the Objections to the contrary. And because these two last Arguments from the Survey of the *Doomsday-Book*, and *Bills of Mortality* carry with them the greatest force, for they best discover the matter of Fact as to our own Nation. I have therefore made it my business to make a scrutiny into the truth of them: As to the *first*, it is easie to make it appear that there is thirty times more people in *England* than they were in *William* the Conqueror's time, when the Survey was taken. And as to the *latter*, I shall have occasion to discourse of at large hereafter.

And if it were necessary to use any further Arguments for the proof of this Matter, they would plainly appear by comparing ancient Histories with Modern in the Descriptions they give of the Countries. As to the *great Woods*, the many *little Governments*, and the *manner of the Peoples living without Arts*: But not to wander over many Countries, and among several Historians I will only take the short description that *Cæsar* giveth of our own, to shew how it differs from what it now is.

He says, "That the inner part of *Britanny* is inhabited by such as memory recordeth to be "born

"born in the Island: And the Maritime Coast by "such as came out of *Belgia*, either to make In"cursions or Invasions, and after the War was "ended they continued in the Possessions they "had gained, and were called by the name of "the Cities from whence they came. It is true, he saith, "The Country is very populous and "well inhabited, with Houses like unto them in "*Gallia*. But that must be understood as other Countries of *Europe* were then. It appears that in *England* there were many Governments and little Colonies of people, "for he reckons "four Kings in the County of *Kent*, besides some "little States. And he says, "Most of the Inland "people sow no Corn, but live on Milk and "Flesh, clothed with skins, and having their "faces painted with a blew color to the end they "might seem more terrible in fight. The *Britans* "Towns, he says, is a place ditched about to "make a shelter for themselves and Cattel. "And their manner of fighting was by making "sudden Excursions out of the Woods, and then "retiring into them for shelter. All which Descriptions shew the Country was not so populous as now.

For were there are great *Woods*, there is not room for Pasture or Corn, to feed Mankind: Be-

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Beſides they are a ſhelter for beaſts of prey, which man as he increaſeth doth every where deſtroy, and ſuffers no Fleſh-eaters to live but himſelf, except the Dog and Cat, which he maketh tame for his uſe. The Lion, Wolf, and the Bear are not to be found in a populous Country; and it is the firſt buſineſs of all the Planters in *America* to deſtroy the wild Beaſts, and the Woods, to make room for themſelves to plant in.

And the reaſon probably of thoſe *Roman* Cauſways, that we find in *England*, was to make Roads through great Woods to the ſeveral *Roman* Colonies; though at this time we find them in open Champaign Countries; for had the Country been ſo then, they would certainly have made them ſtraiter than we now find them.

The many *little Governments* ſhew the infancy of a Country, for from ſingle Family-government firſt began; thoſe Governments were but ſo many families of great Men: Now the large Boundaries that ſo many *little Governments* take up in a Country, make one half of the Country uſeleſs: For men are afraid to plant or ſow too near their enemies Country for fear they ſhould loſe their Harveſt. Therefore the ſame Land cannot feed ſo many people as when it is under but one Government. Be-

Beſides *without Arts, a great number of People cannot live together*; the earth by the arts of Husbandry produceth ten times more food than it can naturally. And neither can there be any great Cities, for the Inhabitants have nothing to exchange for their food, for it is the Arts of the City which are paid for the proviſions of the Country.

To conclude, nothing is ſo plain from ancient Hiſtory as that *Aſia* was firſt peopled, and (according to the Deſcription of *Moſes*) began about *Babylon*: And as Mankind increaſed, and the Country filled with Inhabitants; Arts were invented, and they poſſeſt more ground, till they ſpread themſelves into *Egypt*, and ſo over *Africa*, and from thence into *Greece*, over *Europe*, and now *Europe* being full, their ſwarm begins to fill *America*.

And all the ancient Deſcriptions of the Countries of *Europe*, in the times of the *Roman* Greatneſs, are juſt ſuch as are now given of *America*, and differs vaſtly from what they are now, in the number of Cities, Towns, and Arts of Inhabitants.

For were *America* ſo well peopled as *Europe* is, thoſe great Countries that are poſſeſt there by the *Spaniards*, *French*, *Dutch* and *Engliſh*

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English, ſome of them bigger than their own Countries in *Europe*, could not be ſo quietly held, and injoyed by not a hundredth part of the people of their own Country.

And although the valor of the *Roman* Soldiers, and their affected Bravery (grown as it were a faſhion, and a popular Emulation) conduced much to the greatneſs of the *Roman* Empire; yet nothing promoted its ſucceſs ſo much, and gave it ſuch large extent as the Infancy of *Europe* at that time, being thinly inhabited *with people, without Arts*, and full of *little Monarchies and States*. For had it not been ſo, *Cæſar* could never have over-run *Gallia*, *Belgia*, *Britany*, and ſome part of *Germany*, and kept them in ſubjection with only ten Legions of Soldiers, which was but fifty thouſand men; for we have ſeen within theſe late years much greater Armies in *Belgia* alone, (that is within the Seventeen Provinces, and amongſt them men not inferior either in courage or skill in War, and yet have not wholly ſubdued one Province. And perhaps had theſe Forces at the ſame time been ſent into *America*, they might have extended their conqueſt over as much ground and over as many people as *Cæſar* did.

Nor

Nor was *England* ſo populous then as now it is; For had it been, *Cæſar* would never at firſt have ventured to invade it with two Legions; and at the ſecond time when he deſigned a full conqueſt brought over with him but five Legions, that is but five and twenty thouſand men.

For although ſome may think from the great Armies we read of; neer two Millions of men under *Cyrus* and *Xerxes* in *Aſia*; and of vaſt ſwarms of the *Goths* and *Vandals* in *Europe*, in their Invaſions under King *Attila* and others, that the world was more populous than now, becauſe we hear of no ſuch numbers of late; yet if it be conſidered, it demonſtrates only the *manner of their fighting*, and the *infancy of the world*; The *want of people*, and *Arts*, rather than *that it was populous*.

For the Gentiles Armies were made up after the manner of the *Jews*, by taking all that were able to bear Armes, reckoning from about 20 years old to ſixty. For when *Cæſar* had ſlain the Army of the *Nervii*, being about 50000 men, (a valiant people, one of the Seventeen Provinces); the old men and Women Petitioning for mercy, declared that there was not 500 men left in the whole Nation, that were able to bear Arms.

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And if the King of *England* ſhould reckon his Army after this manner; Of his eight Millions of Subjects (as they are computed to be) there could not be leſs than three Millions that were able to bear Armes, which would be a greater Army than ever we read of; which muſt ſhew that the world was *thin of People*; ſince the *Aſſyrian* Empire the oldeſt, and therefore moſt populous did never raiſe ſo great a number.

And thoſe great numbers ſhew that they *wanted Arts*; for we read that the *Athenians* a ſmall but learned people baffled and deſtroyed all the great Army of *Xerxes*, reckoned by ſome to be Seventeen hundred thouſand men; And *Alexander* with a ſmall number of skilful and valiant *Greeks* ſubdued the then inhabited World.

And although the *Goths* and *Vandals*, and the Cold parts of the World made their Invaſion for want of room to live in, yet that proceeded from the *want of Arts*.

For by *Arts* the Earth is made more fruitful, and by the invention of the *Compaſs* and *Printing*, the World is made more habitable and converſable: By the *firſt* the Countries Traffick and Exchange the Commodities they abound with, for thoſe they want. The Timber, Pitch and

and Tarr of the cold Countries are Exchanged for the Wine, Brandy, and Spices of the hot. By the *latter* all Arts are eaſier diſcovered; By Traffick and Arts the Inhabitants of the cold Countries are better fed, better clothed, and better lodged; which make them indure the Extremities of their Climates better than formerly; and as they increaſe they build new Towns, inlarge their Cities, and improve their own Country; inſtead of invading and deſtroying their Neighbours.

But to return home: It is plain that the natural increaſe of Mankind is the cauſe of the increaſe of the City, and that there are no more Houſes built every year in it, than are neceſſary for the growth of the Inhabitants: As will ſomewhat appear by the number of *Apprentices* made free, and *Marriages* every year in the City.

By the beſt computation that I can learn, there are no leſs than ten thouſand Married every year in the City; which is no great number conſidering the number of Inhabitants: And if we ſhould allow two Weddings in a Pariſh every week one with another, (there being a hundred and thirty Pariſhes in all) it will much exceed this proportion. Now in ſome Pariſhes there is ſeldom leſs than ten in a week. And in *Dukes-place*, and St. *Katharine*'s, being priviledg'd

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ledg'd places, there is ordinarily twenty or thirty in a week.

As to the number of Apprentices that come every year out of their time, there are not leſs than Nine thouſand; which will not be thought too great a number, if we reckon the Houſes in the City, to be about Fourſcore thouſand: And if the fourth part of this number be allowed for the Gentry, or thoſe which live without Trades or Profeſſions; and the three other parts being Sixty thouſand, for Trades or Profeſſions; and one Aprentice to every Houſe (though in ſome Houſes are three or four Apprentices); and that in ſeven years the whole number come out of their time; then in every year a ſeventh part of Sixty thouſand, (which is about Nine thouſand a year) will come out of their time. Now if Mr. *Grant*'s Computation be right, that theſe Houſes contain Eight perſons, one with another, then there ought to be a thouſand Houſes at leaſt built every year for theſe Nine thouſand Apprentices that come out of their time, and the Ten thouſand Weddings to have room to breed in. And this proportion is only ſufficient to lodg them, and not for places to Trade in, for nine Traders cannot live in one Houſe. Therefore ſome of their Maſters,

Maſters, or other Traders muſt either die, break, or being grown too rich give over their Trades to make room for ſome of them to have places to Trade in, beſides thoſe that are furniſh'd with places by the new Houſes.

But I find Mr. *Grant* much miſtaken in his account about the number of Inhabitants in each Houſe in the out-parts; Perhaps it was from the rebuilding of the City with Houſes more capacious and more in number. For in this laſt five and twenty years: the Inhabitants are now a third part more, as appeareth by the Bills of Mortality; For in the year 1660 and 1661 there died between Thirteen and fourteen thouſand a year, and now there dies betwixt Twenty one and twenty two thouſand a year. So that there ought to have been built above Twenty ſix thouſand Houſes in theſe twenty five years, which is above a thouſand Houſes a year to lodg this increaſe, which are much more than have been built in the out parts, for it appears by Mr. *Morgan*'s Map of the City that there have not been built in this time 8000 Houſes, that is not 300 Houſes one year with another.

But this is certain, that there are no more Houſes built every year than are occaſion for; becauſe there are Tenants for the Houſes, when built, and a continuancee every year to build

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build more. For the Builders will do, as other Traders, who, when the Market is overstocked with their Commodities, and no occasion for those already made, forbear to make any more, or bring them to Market, till a new occasion requireth them. And when they find they cannot lett those already built, they will desist from building, and need no Act of Parliament to hinder them. So that we may as well complain that there is too much Cloth and Stuff made, too much Corn sowed, too many Sheep or Oxen bred, as that there are too many Houses built; too many Taylors, Shoo-makers, Bakers and Brewers, as there are too many Builders.

Of the Effects of the increase of Buildings, and first as it relateth to the City.

NEW Buildings are advantageous to a City, for they raise the Rents of the old Houses. For the bigger a Town is, the more of value are the Houses in it. Houses of the same conveniency and goodness are of more value in *Bristol*, *Exeter* and *Northampton*, than in the little Villages adjoyning. Houses

Houses in the middle of a Town are of more value than those at the out-ends, and when a Town happens to be increased by addition of New Buildings to the end of a Town, the old Houses which were then at the end, become nearer to the middle of the Town, and so increase in value.

Houses are of more value in *Cheapside* and *Cornhill*, than they are in *Shoreditch*, *White-Chappel*, *Old-Street*, or any of the Out-parts; and the Rents in some of these Out-parts have been within this few years considerably advanced by the addition of New Buildings that are beyond them. As for instance, the Rents of the Houses in *Bishopsgate-Street*, the *Minories*, &c. are raised from fifteen or sixteen pounds *Per Annum*, to be now worth thirty, which was by the increase of Buildings in *Spittle-Fields*, *Shadwell* and *Ratcliff-Highway*. And at the other end of the Town those Houses in the *Strand* and *Charing-Cross* are worth now fifty and threescore pounds *Per Annum*, which within this thirty years were not Lett for above twenty pounds *Per Annum*, which is by the great addition of Buildings since made in St. *James's*, *Leicester-Fields*, and other adjoyning parts. But in those Out-parts where no New Buil-

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Buildings have been added, as in *Old-Street*, *Grub-Street*, and all that side of the City which does not increase, Houses continue much of the same value, as they were twenty years ago: And the reason of this is, because Houses are of value, as they stand in a place of Trade, and by the addition of new Buildings the place becomes to be a greater Thorough-fare, by the passing and repassing of the Inhabitants to these new Buildings.

2. They are advantageous to the City, because they increase the Trade of it: The Trade of the City is either *Wholesale*, or *Retail*. Now the New Buildings of *Bloomsberry*, *Leicester-Fields*, St. *James's*, *Spittle-Fields*, *&c.* are like so many new Towns for the Wholesale-Trader to Traffick in. The Inhabitants of these places do eat, wear Clothes, and furnish their Houses, and whatsoever Commoditie they use, come first from the Merchants, or Wholesale-Trader. For the City is the great Mart for Goods, from whence all other places must be furnished; so that the New Buildings are beneficial to the Wholesale Trade of the City. And it appears that they are likewise advantageous to the Retail-Traders, because they can afford to give more Rent for their old Houses, than they did formerly,

merly; for otherwise none would believe that the Tenants of *Bishopsgate-street*, and the *Minories* could subsist and pay double the Rent for their Houses within this thirty years, had they not a better Trade in those places than formerly.

Of the Effects of New Buildings as they relate to the Country.

NEW Buildings are advantageous to the Country: I. By taking off the Commodities of the Country,

The Materials of these Houses, as Stones, Bricks, Lime, Iron, Lead, Timber, *&c.* are all the Commodities of the Country. And whatsoever the Inhabitants of these New Houses have occasion for, either for food, Apparel, or Furniture for their Houses, are at first the growth of the Country; And the bigger the Town grows, the greater is the occasion and consumption of these Commodities, and so the greater profit to the Country.

II. New Buildings provide an habitation and livelihood for the Supernumerary and us

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leſs Inhabitants of the Country. The younger Sons of the Gentry, the Children of the Yeomen and Peaſants are by theſe means provided with Callings, Imployments, and Habitations to exerciſe them in; which ſhould they have continued in the Country, would have been burdenſome, and chargeable to their Friends for want of Imployments.

For there is always Inhabitants enough left in the Country for the imployments of the Country. For if the Country wanted people, there would be a want of their Commodities, for want of hands to provide them.

Now there is as much Land Plowed, and all ſorts of Grain ſown, and reaped every year, as there is occaſion for; and ſometimes more: For the Crown in ſome years hath been at charge to Export it. And there is as much Wooll provided and made into Clothes and Stuffs, as the Market can take off, and ſo for all other Commodities of the Country.

Nay there are more of all the Country Commodities every year made than formerly: There are more Stuffs, more Clothes ſent up to *Gerard*'s and *Blackwell-Hall*, as appears by the Entries of thoſe Halls; and more Sheep and Oxen ſent to *London*, and eaten, than formerly.

For there are more people in the City to be fed; ſo that there muſt be more hands in the Country to provide this greater quantity of Commodities: And the Country does increaſe as well as the City, as hath been already obſerved from the *Doomſday-Book*.

Therefore if the Rents of the Lands fall in the Country, it muſt not be aſcrib'd to the *New-Buildings draining their Inhabitants*, but to ſome other occaſions; Which probably may be from the great improvements that are made upon the Land in the Country, either by draining of Fens; improving of Land by *Zanfoin*; or other profitable Seeds; incloſing of grounds, or diſparking and plowing of Parks, by which means the Markets are over ſtock'd and furniſhed at a cheaper rate than thoſe Lands can afford, who have had no advantage from improvements: Or elſe the Market is removed at a greater diſtance, and the Lands are forced to abate in their price for the carriage; The Town perhaps is decayed, that they uſed to furniſh, and the Trade removed to ſome other flouriſhing place at a greater diſtance; occaſioned ſome times by the death or removal of ſome great Clothier or Trader; or ſome other natural obſtruction of the place; as the choak-

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ing up of ſome Haven, and the forſaking of the Sea, which is the reaſon of the decay of the Cinque-Ports. Theſe or ſome other occaſions may make ſome particular mens Farms fall in value; but there is never a County in *England*, where the Land of the whole County doth not produce a third part more in value than it did within a 100 years, and whoſoever will compare theſe preſent Rents, with what they were then, will find them generally increaſed. Therefore the New Buildings of this City cannot prejudice the Country, but are greatly advantageous to it.

Of the Effects of the New Buildings, as they relate to the Government.

I. NEW Buildings are advantageous to the King and Government. They are inſtrumental to the preſerving and increaſing of the number of the Subjects; And numbers of Subjects is the ſtrength of a Prince: for Houſes are Hives for the People to breed and ſwarm in, without which they cannot increaſe; And unleſs they are provided for them from time to time in pro-

portion to their increaſe, they would be forced to go into the Plantations and other Countries for habitations; and ſo many times become the Subjects of other Princes; but at the beſt the Country loſeth the profit of feeding them; for they that live in a City are unskilful and unfit for Country-life; and this is the reaſon why ſo many *Scotch* Citizens are wandring Pedlers: and that every Town in *Europe* hath a *Scotchman* for an Inhabitant.

And that this will be the Effects will appear plainly by examining the growth of the City of *London*, ſince the Buildings have flouriſhed, with its condition, when the Buildings were prohibited; And we cannot make a better diſcovery of it than by the Bills of Mortality, for it is reaſonable among ſuch a number of Mankind, ſuch a number ſhould die; and whether it be in ſuch a proportion as one in three and thirty, as Mr. *Grant* and Sir *William Petit* have obſerved, is not not ſo material to this purpoſe; but it is a certain demonſtration, That if the Burials have increaſed, the number of Citizens hath increaſed, though the proportion may be uncertain.

Now to begin the Obſervation from the firſt Bills, that were Printed, which was in the year 1606, for the ſpace of ſix and ſeven and twenty years,

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years, we ſhall find very little increaſe in the City, for in 1606 and 1607, there died between ſix and ſeven thouſand a year; and in the years 1632 and 1633 there died betwixt eight and nine thouſand; Now the reaſon of this was the People of *England* were a little before that time under the ſame miſtake, as they are generally now, and cried out againſt the Builders, that the City would grow too big; and therefore in the 38 of Queen *Elizabeth* they made a Law to prohibit Buildings in the City of *London*; which though it was but a probationary Act, to continue only to the next Seſſions of Parliament (which was but a ſhort time) yet its effects were long; For it frighted the Builders, and obſtructed the growth of the City; and none built for thirty years after, all King *James* his Reign, without his Majeſties Licenſe; But for want of Houſes the increaſe of the People went into other parts of the world; For within this ſpace of time were thoſe great Plantations of *New England*, *Virginia*, *Mariland*, and *Burmudas* began; and that this want of Houſes was the occaſion is plain; For they could not build in the Country, becauſe of the Law againſt Cottages. For people may get children and ſo increaſe, that had not four Acres of ground to Build on.

But

But the People of *England* at laſt were convinced of this popular error, and petitioned in Parliament his Majeſties K. *Charles* the Martyr, that he would take his reſtraint from the Builders; and if the next period of ſeven and twenty years be examined, wherein there was a greater liberty of Building, though in this ſpace there was a great Rebellion and Civil Wars, which is a great allay to the growth of the People, yet there appeareth a much greater increaſe of the City of *London*; For in the years 1656 and 1657, the Burials were twelve and thirteen thouſand,

But the flouriſhing condition of the City of *Londen* raiſed a new clamour againſt the Builders, and *Oliver* the Uſurper glad of any pretence to raiſe a Tax, made uſe of this clamor, and laid it upon the new Foundations; but though it was an heavy and unjuſt Tax upon the Builders, yet he got little by it, for the whole Summ collected was but Twenty thouſand Pounds clear of all charges, as appears by the Records of the Exchequer; however it had the ſame ill effects to ſtop the Builders, and growth of the City; for the People for want of Houſes in that time began that great and flouriſhing Plantation of *Jamaica*.

Now

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Now if the laſt Period ſince his Majeſties happy Reſtauration be examined, wherein the Builders have had the greateſt liberty, it will appear that the Inhabitants of the City have increaſed more than in both of the former Periods; for the yearly Bills of Mortality are now betwixt two and three and twenty thouſands, ſo that the City is ſince increaſed one third, and as much as in ſixty years before.

This is ſufficient to ſhew that a Nation cannot increaſe without the Metropolis be inlarged, and how dangerous a conſequence it may be to obſtruct its growth, and diſcourage the Builders. It is to baniſh the People, and confine the Nation to an Infant Eſtate, while the Neighbouring Nations grow to the full ſtrength of Manhood, and thereby to render it an eaſie conqueſt to its enemies.

For the Metropolis is the heart of a Nation, through which the Trade and Commodities of it circulate, like the blood through the heart, which by its motion giveth life and growth to the reſt of the Body; and if that declines, or be obſtructed in its growth, the whole body falls into conſumption: And it is the only ſymptome to know the health, and thriving of a Country by the inlarging of its Metropolis;

tropolis; for the chief City of every Nation in the world that flouriſheth doth increaſe.

And if thoſe Gentlemen that fancy the City to be the Head of the Nation, would but fancy it like the heart, they would never be afraid of its growing too big; For I never read of ſuch a diſeaſe, that the Heart was too big for the Body. And if we are of *Machiavel's* opinion, this *ſimile* is the beſt, for he ſaith, that Citizens make no good Counſellors, for having raiſed their Fortunes by Parſimony and Induſtry, they are uſually too ſevere in puniſhing of Vice, and too niggardly in rewarding of Vertue.

2. It is the intereſt of the Government, to incourage the Builders; not only becauſe they preſerve and increaſe the Subjects, but they provide an imploy for them, by which they are fed, and get their livelihood.

There are three great ways that the People in all Governments are imployed in: In providing *Food*, *Clothes*, and *Houſes*. Now thoſe ways are moſt ſerviceable to the Government, that imploy moſt of the People; Thoſe that are imployed in feeding of them, are the feweſt in number: for ten men may provide food enough for a thouſand: but to cloth, and build Houſes for them, requireth many hands: And there is

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that peculiar advantage that ought to be ascribed to the Builder, that he provideth the place of birth for all the other Arts, as well as for man. The Cloth cannot be made without houses to work it in. Now besides the vast numbers of People that are imployed in digging and making the Materials, the Bricks, Stone, Iron, Lead, &c. all those Trades that belong to the furnishing of an house, have their sole dependencies on the Builders, as the Upholsterers, Chair-makers, &c.

But that which is the greatest advantage, they do not only provide a Livelihood to those that belong to the building, and furnishing of Houses, but for the Tenants of those New Houses: For the People being collected and living together in one Street, they serve and trade one with another: For Trade is nothing else but an exchange of one mans labour for another: as for instance, supposing an hundred men which lived at great distance before; some in *Cornwall*, others in *Yorkshire*, and so dispersed over all the Countries in *England*, live together in one Street; one is a Baker, the other a Brewer, a Shoo-maker, Taylor, &c. and so in one Trade or other the whole hundred are imployed; The Baker gets his living by making Bread for the other ninety, and

and so do all the rest of them; which when they were dispersed at distances, were useless, and could not serve one another, and were ready to starve for want of a Livelihood.

3. But they get not only a Livelihood, but grow rich; There ariseth an emulation among them to out-live and out-vye one another in Arts. This forceth them to be industrious, and by industry they grow rich.

4. The increasing of Buildings, and inlarging of Towns, preserveth the peace of a Nation, by rendring the People more easily governed. First it is the Builders interest of all sorts of men to preserve peace; Every man that buildeth an House, gives Security to the Government for his good behaviour. For War is the Builders ruin. The Countryman may expect to enjoy his Land again, though for a time it be laid wast; the Merchant may hide his Goods, or remove them; but when the Town is besieged, the Houses are fired, the place made desolate, and nothing is left to the Builder but ruins, the sad remembrance of his condition.

Besides, all Cities are more inclined to Peace, than the Country; the Citizens Estates are in Trade, and in Goods; many of which grow useless in War, and lye in other Peoples

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hands, and their Debters run away, and take Sanctuary under the Sword; And Citizens being usually rich, cannot endure the hardship of War. Next, great Cities are more easily Governed, because they are under the eye of the Prince, as generally the Metropolis is; or else under some Governour, who by his rewards from the Crown, is engaged to be very watchful in preserving the Peace; so that if they should grow factious, they are more easily corrected. Thus the *Ottoman* Power governs his Conquest by destroying Villages and lesser Towns, and driving the People into Capital Cities, which by the presence of some *Bassha* are governed. Thus the King of *France* in his late Conquests in *Flanders* and *Alsatia*, burnt some hundreds of Villages; but *Luxembourg*, *Strasbourg*, and other great Towns are preserved. And the bigger the City, the more advantageous to the Government; for from thence they are on a sudden the better supplied with Men and Ammunition, to suppress any Rebellion, or oppose a Foreign Enemy.

Lastly,

Lastly, New Buildings increase his Majesties Revenues, not only by the Chimney-Money, which makes it a growing Revenue; but by the Customs paid for the Materials to build and furnish the Houses. Besides they being the cause of the increase of the City, all the increase of the Revenues from the Excise and Customs (since the Cities increase) must be ascribed to them: which are a fourth part more than they were five and twenty years ago. And the Excise is not only increased in the City, but it is so in the Country; which must not be ascribed solely to the good Management, but chiefly to the natural increase of the People. For if there be a third part more People in the City than there were five and twenty years ago, there must be a proportionable increase in the Country to provide Food and Clothes for them.

To conclude, It was upon these considerations, That by the building and inlarging of a City, the people are made great, rich, and easily governed: That those ancient and famous Governments, *Thebes*, *Athens*, *Sparta*, *Carthage* and *Rome*, began their Dominions, and inlarged them with their Cities; and of late the States of *Holland* have followed these Examples.

The

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The Citizens of *Amsterdam* have thrice flung down their Walls to inlarge it; so that from a little Fisher-Town within less than 200 years it is become the third or fourth City of *Europe*: and the rest of their Cities have followed their Pattern; and made Grafts and Streets at the charge of the Government; endeavouring to outvie one another by giving Priviledges to incourage the Builders and Inhabitants. And these States have found the effects of it; for by this means they have changed their Style from the Poor Distressed States, (as they wrote to Queen *Elizabeth*) to the High and Mighty States of the United Provinces.

And if the City of *London* hath made such a Progress within this five and twenty years, as to have grown one third bigger, and become already the Metropolis of *Europe*, notwithstanding the Popular Error the Nation have been infected with, and the ill censures and discouragements the Builders have met with; had they been for this last hundred years encouraged by the Government, the City of *London* might probably have easily grown three times bigger than now it is.

And

And if we consider what the natural effects of so great a City must have been; To be furnished with such large Provisions for War suitable to its greatness; Such a vast number of Ships; being situate on an Island and Navigable River; filled with innumerable Inhabitants, of such natural courage as the *English* are; and to be so easily transported on a sudden with all things necessary for War, it would long before this time have been a Terror to all *Europe*; and now would have had the opportunity, under the Government of such a Martial Prince as now reigns, to be made the Metropolis of the World; to have caused *England*'s Monarch to be acknowledged Lord of all the Navigable Cities and Sea-port-Towns in the World; to have made an Universal Monarchy over the Seas, an Empire no less glorious, and of much more profit, than of the Land; and of larger extent, than either *Cæsar*'s or *Alexander*'s.

FINIS.

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